



Arun District Council  
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1st October 2020

East Preston Parish Council  
Mr Simon Cross  
Council Office  
122 Sea Road  
East Preston  
BN16 1NN

**Case Officer:** Andrew Wood  
**Telephone:** 01903 737768  
**Email:** [andrew.wood@arun.gov.uk](mailto:andrew.wood@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town & Country Planning (Development Management Procedure) (England) Order 2015**

Application No: EP/93/20/HH  
Site Address: 7 North Lane East Preston BN16 1BN  
Description of works: Erection of a outbuilding for use as a garden store.

Thank you for your internet representation made on 25th September 2020 which has been recorded as an objection with the comments as follows:

OWQC29881

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 14th September. The committee agreed unanimously to object to this proposal on the following grounds.

The proposals conflict with D DM1 and HER DM4 of the Arun Local Plan, and Policy 1 of the East Preston Neighbourhood Development Plan.

The (proposed) building is on one of the main road into and out of the village, used by many vehicle and pedestrian movements each day.

The (proposed) building has had a harmful impact upon the character of the street scene, and the wider locality, due to its appearance and significant scale as a result of its siting. The applicant's own photographs show how prominent this building is, the whole of the roof design visible above the top of the fence.

The (proposed) building is also well in front of the building line of all adjacent properties. Again the applicant's own photographs show this.

Contrary to the applicant's assertion in Section 10 of his application form, this council does not believe a suitable boundary distance was maintained. This council questions whether the officer named in the Application should have directed the Applicant to a Planning Officer.

For these reasons, this council asks Arun District Council to consider refusing Planning Permission for this building, regardless of the fact it has already been built.

Simon Cross Clerk to the Council

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements)

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**